

PHEASANT RIDGE ROAD, S.W.  
50' R/W

LOT 6  
TAX #5470123  
M.B. 1, PG. 1716-1719

EXIST P.U.E.  
M.B. 1, PG. 1718

LOT 5  
TAX #5460130  
M.B. 1, PG. 1716-1719

RESERVED FOR  
FUTURE  
20' P.U.E.

LOT 2  
TAX #5460124  
M.B. 1, PG. 1716-1719

EXIST 20' DRAINAGE EASEMENT  
M.B. 1, PG. 1718

EXIST 20' S.S.E.  
M.B. 1, PG. 1718

EXIST 10' P.U.E.  
M.B. 1, PG. 1719  
(D.B. 1784, PG. 1348)

LOT 1  
TAX #5460123  
PROPERTY OF  
MADISON HEALTH CARE CENTER  
D.B. 1779, PG. 1294

PHASE 3  
BUILDING #3  
4 STORY  
CONDOMINIUM  
WITH BASEMENT  
SEE NOTE #5

EXIST 10' P.U.E.  
M.B. 1, PG. 1719

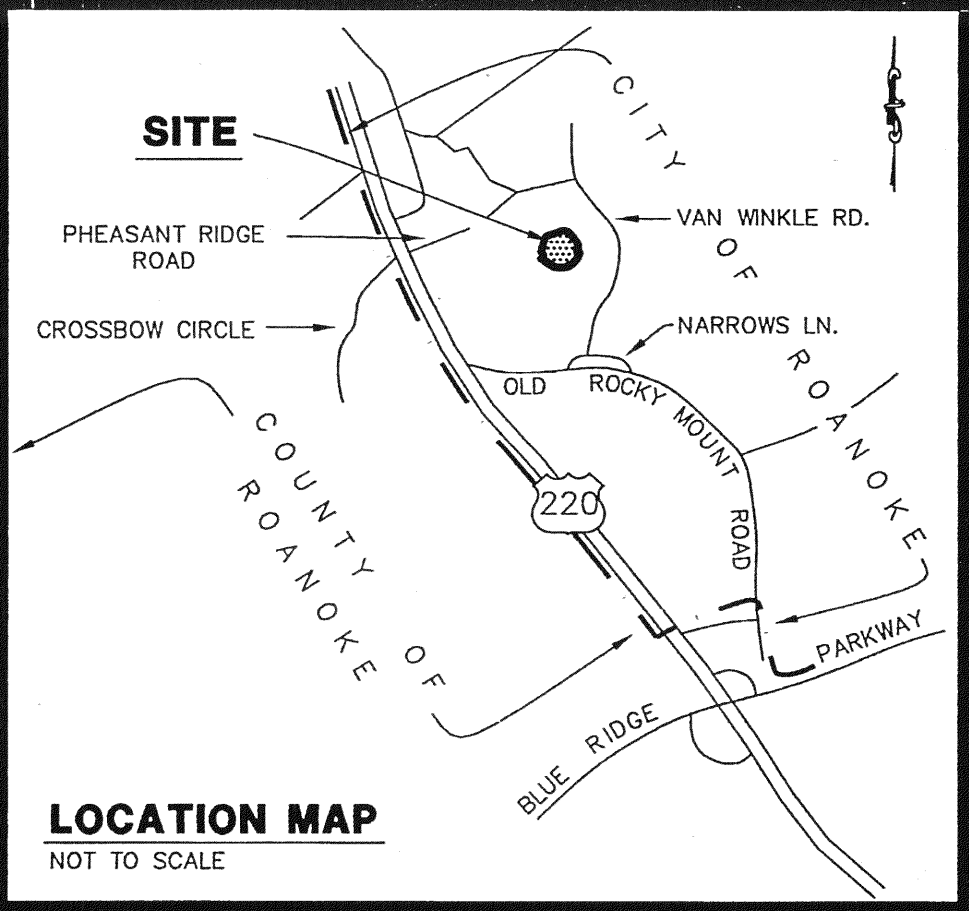
PHASE 4  
BUILDING #4  
4 STORY  
CONDOMINIUM  
WITH BASEMENT  
M.B. 1, PGS. 2829-2832

LOT 7  
TAX #5460129  
PROPERTY OF  
MADISON HEALTH CARE CENTER  
INST. #97019947

50' BUFFER  
(M.B. 1, PG. 1719)

EXIST 20' P.U.E.  
M.B. 1, PG. 1718

LOT 4  
TAX #5460101  
PROPERTY OF  
MADISON HEALTH CARE CENTER  
D.B. 1775, PG. 486



### SURVEYORS CERTIFICATE

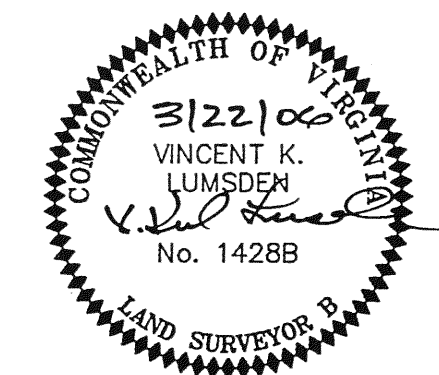
I HEREBY CERTIFY THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION CONSISTING OF 4 SHEETS, IS CORRECT, THAT IT IS A SUBDIVISION OF LAND AND BUILDINGS ENTITLED "PHASE 3, PHEASANT RIDGE", A CONDOMINIUM RECORDED AMONG THE LAND RECORDS OF THE CITY OF ROANOKE, VIRGINIA AND THAT THE IMPROVEMENTS LOCATED THEREON CONSISTING OF ONE (1) BUILDING CONTAINING 32 UNITS AND FURTHER THAT IT HAS BEEN PREPARED PURSUANT TO AND IN COMPLIANCE WITH THE REQUIREMENTS AND PROVISIONS OF CHAPTER 4.2 IN TITLE 55-79.58 PARAGRAPH (A) OF THE CODE OF VIRGINIA OF 1950, AS AMENDED, I.E., "THE CONDOMINIUM ACT."

I FURTHER CERTIFY THAT THE LOCATION AND DIMENSIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND THAT, UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

I FURTHER CERTIFY THAT CONDOMINIUM UNITS, OR PORTIONS THEREOF, DEPICTED ON THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION HAVE BEEN SUBSTANTIALLY COMPLETED AS NOTED HEREON. THE TOTAL AREA INCLUDED WITHIN THE BOUNDS OF "PHEASANT RIDGE", A CONDOMINIUM IS 5.917 ACRES.

*V. Kirk Lumsden*  
V. KIRK LUMSDEN, L.S. No. 1428B

3/22/06  
DATE



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VIRGINIA THIS PLAT WAS PRESENTED ON THIS 23<sup>RD</sup> DAY OF March, 2006, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED ADMITTED TO RECORD AT 1:10 O'CLOCK P.M.

TESTEE: BRENDA S. HAMILTON, CLERK

BY: *Jammi Benler*  
DEPUTY CLERK

PLAT OF  
**"PHEASANT RIDGE"**  
A CONDOMINIUM  
PROPERTY OF  
**PHEASANT RIDGE CONDOMINIUMS, L.L.C.**  
SITUATED ON LOT 3 RESUBDIVISION OF  
ROANOKE HEALTH CARE CENTER (M.B. 1, PG. 1716-1719)  
CITY OF ROANOKE, VIRGINIA

### GENERAL NOTES:

1. THIS PROPERTY AS SHOWN HEREON, BEING PHASE 3, DOES NOT FALL WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. FLOOD ZONE "X".
2. FOR INTERIOR DIMENSIONS & ENGINEER'S CERTIFICATION OF BUILDINGS, SEE SHEET 3 OF 4 AND 4 OF 4.
3. SUBJECT TO ALL EASEMENTS, RESERVATIONS, CONDITIONS AND RIGHTS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND BY LAWS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE.
4. LEGAL REFERENCES: INST. #970020168, M.B. 1, PG. 2240-2243.
5. DECLARANT CONVERTED PHASE 4 BEFORE PHASE 3. PHASE 3 IS NOW BEING CONVERTED PURSUANT TO THE PROVISIONS OF THE CONDOMINIUM DECLARATIONS.

### CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	55.00	61.88	34.68	58.67	N44°22'19"E	64°27'43"
C-2	55.00	56.46	31.00	54.01	S17°15'57"E	58°48'49"
C-3	55.00	19.13	9.66	19.03	S02°10'41"W	19°55'33"
C-4	55.00	37.33	19.42	36.62	S27°13'43"E	38°53'16"
C-5	20.00	21.79	12.12	20.72	S15°28'02"E	62°24'40"
C-6	402.20	32.67	16.35	32.67	S18°03'57"W	04°39'17"
C-7	105.00	104.04	56.74	99.84	N48°46'44"E	56°46'18"
C-8	120.00	150.14	86.68	140.53	S66°59'35"E	71°41'05"
C-9	120.00	112.02	60.47	108.00	S04°24'27"E	53°29'10"
C-10	289.64	566.36	429.70	480.35	N78°21'14"E	112°02'11"
C-11	289.64	204.08	106.48	199.88	N42°31'14"E	40°22'12"
C-12	1017.37	52.68	26.34	52.67	S21°12'04"W	02°58'00"
C-13	289.64	309.99	171.71	295.41	N76°17'21"W	61°19'20"
C-14	20.00	20.17	11.03	19.32	N74°30'45"W	57°46'09"
C-15	111.00	510.05	124.86	165.92	N34°27'13"E	263°16'27"
C-16	111.00	161.33	98.68	147.50	N55°32'47"W	83°16'27"
C-17	111.00	174.36	111.00	156.98	N31°05'27"E	90°00'00"
C-18	111.00	174.36	111.00	156.98	N58°54'33"W	90°00'00"
C-19	120.00	8.19	4.09	8.18	S29°11'47"E	3°54'30"
C-20	120.00	103.84	55.42	100.63	S02°27'12"E	49°34'30"

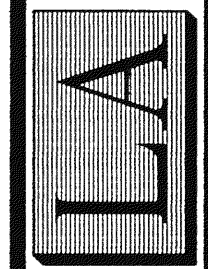
### LEGEND

- LIMITED COMMON AREA
- GENERAL COMMON AREA
- BUILDINGS
- ORIENTATION FOR PLAN VIEW
- M.B.L. MINIMUM BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- M.B. MAP BOOK
- INST. INSTRUMENT

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LUMSDEN ASSOCIATES, P.C.  
ENGINEERS-SURVEYORS-PLANNERS  
ROANOKE, VIRGINIA



DATE: MARCH 22, 2006  
SCALE: 1" = 100'  
COMM. NO.: 97-423-3  
CADD FILE: F:\97\97423\PHASE3\423C-CD01.DWG  
SHEET 1 OF 4